| 160.0 | 0003 | 0019.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 834,400 | / | 834,400 |
| USE VALUE: | 834,400 | / | 834,400 |
| ASSESSED: | 834,400 | / | 834,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 104 | | CLAREMONT AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PACKARD SUSAN |
| Owner 2: | BENNETT BARBARA |
| Owner 3: | |
| Street 1: | 104 CLAREMONT AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1518 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7500.000 | 379,600 | 3,300 | 451,500 | 834,400 |
| Total Card | 0.172 | 379,600 | 3,300 | 451,500 | 834,400 |
| Total Parcel | 0.172 | 379,600 | 3,300 | 451,500 | 834,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 549.67 | /Parcel: 549.67

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 106913 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 06/08/18 |

!12533!

## PREVIOUS ASSESSMENT

Parcel ID 160.0-0003-0019.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 379,600 | 3300 | 7,500. | 451,500 | 834,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 368,800 | 3300 | 7,500. | 451,500 | 823,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 368,800 | 3300 | 7,500. | 451,500 | 823,600 | 823,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 280,700 | 3300 | 7,500. | 445,100 | 729,100 | 729,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 280,700 | 3300 | 7,500. | 341,900 | 625,900 | 625,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 280,700 | 3300 | 7,500. | 322,500 | 606,500 | 606,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 280,700 | 3300 | 7,500. | 296,700 | 580,700 | 580,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 265,500 | 3300 | 7,500. | 277,400 | 546,200 | 546,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 15:02:25 |

**LAST REV**

| Date | Time |
|---|---|
| 10/03/19 | 16:49:29 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12533

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PARISH THOMASA | 27876-127 | | 11/17/1997 | | 282,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 106913 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/17/2014 | 1376 | Re-Roof | 5,175 | | | | | Strip and re-roof |
| 7/17/2013 | 1093 | Manual | 18,349 | C | | | | |
| 4/11/2003 | 257 | Redo Bat | 2,500 | | | | | |
| 7/18/1997 | 413 | Manual | 1,500 | | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/8/2018 | Meas/Inspect | BS | Barbara S |
| 5/2/2014 | External Ins | PC | PHIL C |
| 1/9/2014 | Info Fm Prmt | EMK | Ellen K |
| 12/15/2008 | Measured | 345 | PATRIOT |
| 12/16/1999 | Mailer Sent | | |
| 12/2/1999 | Measured | 256 | PATRIOT |
| 1/1/1982 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7500 | | Sq. Ft. | Site | | 0 | 70. | 0.86 | 6 | | | | | | | | | 451,500 | | | | | | 451,500 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.17218 | Total SF/SM: | 7500 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 451,500 | Spl Credit | | Total: | 451,500 |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 15 - Old Style |
| Sty Ht: | 2 - 2 Story |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 3 - BrickorStone |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | BLUE |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1915 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GD - Good | 18. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 18.6 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.34169960 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 181.111 |
| Other Features: | 89783 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 466400 |
| Depreciation: | 86750 |
| Depreciated Total: | 379650 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | # Units 1 |
|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB 1 |
|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 2003 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

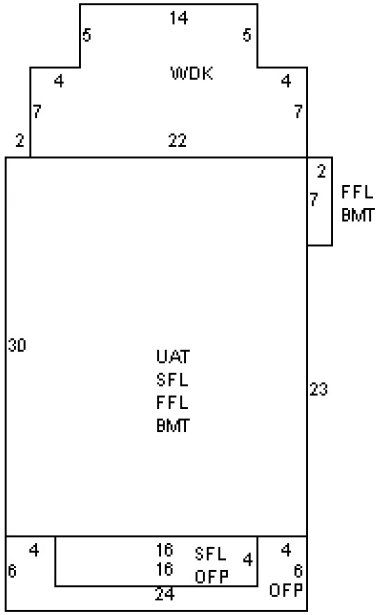
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 199.22 |
| Special Features: | 0 | Val/Su Net: | 135.57 |
| Final Total: | 379600 | Val/Su SzAd | 250.07 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 784 | 181.110 | 141,991 |
| BMT | Basement | 734 | 54.330 | 39,881 |
| FFL | First Floor | 734 | 181.110 | 132,936 |
| WDK | Deck | 224 | 10.460 | 2,344 |
| UAT | Upper Attic | 180 | 72.440 | 13,040 |
| OFP | Open Porch | 144 | 27.960 | 4,026 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,800 | | | Total: | 334,218 |
| Size Ad | 1518 | Gross Area | 3340 | FinArea | 1518 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0003-0019.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10 X 20 | A | AV | 1915 | 27.50 | T | 40 | 101 | | | 3,300 | | | 3,300 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 3,300 | Total Special Featues: | | Total: 3,300 |